



STATE ENVIRONMENTAL POLICY ACT (SEPA) DETERMINATION OF NON-SIGNIFICANCE

For more information about this project visit www.redmond.gov/landuseapps

PROJECT INFORMATION

PROJECT NAME: 166th Avenue Townhomes

SEPA FILE NUMBER: SEPA-2015-01798

PROJECT DESCRIPTION:

SEPA for the 166th townhomes project and unit lot sub.
LAND-2015-00489 & LAND-2015-00876

PROJECT LOCATION: 8502 166TH AVE NE

SITE ADDRESS: 8502 166TH AVE NE
REDMOND, WA 98052

APPLICANT: Dan Umbach

LEAD AGENCY: City of Redmond

The lead agency for this proposal has determined that the requirements of environmental analysis, protection, and mitigation measures have been adequately addressed through the City's regulations and Comprehensive Plan together with applicable State and Federal laws.

Additionally, the lead agency has determined that the proposal does not have a probable significant adverse impact on the environment as described under SEPA.

An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. **This information is available to the public on request.**

CITY CONTACT INFORMATION

PROJECT PLANNER NAME: Benjamin Sticka

PHONE NUMBER: 425-556-2470

EMAIL: bsticka@redmond.gov

IMPORTANT DATES

COMMENT PERIOD

Depending upon the proposal, a comment period may not be required. An "**X**" is placed next to the applicable comment period provision.

There is no comment period for this DNS. Please see below for appeal provisions.

'X' This DNS is issued under WAC 197-11-340(2), and the lead agency will not make a decision on this proposal for 14 days from the date below. Comments can be submitted to the Project Planner, via phone, fax (425)556-2400, email or in person at the Development Services Center located at 15670 NE 85th Street, Redmond, WA 98052. **Comments must be submitted by 10/23/2015.**

APPEAL PERIOD

You may appeal this determination to the City of Redmond Office of the City Clerk, Redmond City Hall, 15670 NE 85th Street, P.O. Box 97010, Redmond, WA 98073-9710, **no later than 5:00 p.m. on 11/06/2015**, by submitting a completed City of Redmond Appeal Application Form available on the City's website at www.redmond.gov or at City Hall. You should be prepared to make specific factual objections.

DATE OF DNS ISSUANCE: October 9, 2015

For more information about the project or SEPA procedures, please contact the project planner.

RESPONSIBLE OFFICIAL: Robert G. Odle
Planning Director

SIGNATURE: _____

RESPONSIBLE OFFICIAL: Linda E. De Boldt
Public Works Director

SIGNATURE: _____

Address: 15670 NE 85th Street Redmond, WA 98052



CITY OF REDMOND

ENVIRONMENTAL CHECKLIST

Project Action

Purpose of Checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City of Redmond identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply" and indicate the reason why the question "does not apply". It is not adequate to submit responses such as "N/A" or "does not apply"; without providing a reason why the specific section does not relate or cause an impact. Complete answers to the questions now may avoid unnecessary delays later. If you need more space to write answers attach them and reference the question number.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the City can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. When you submit this checklist the City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

For Agency Use Only

Planner Name

September 18, 2015

Date of Review

September 18, 2015

To be completed by applicant	Evaluation for Agency Use only
<p>A. BACKGROUND</p> <p>1. Name of proposed project, if applicable: 166th Avenue Townhomes</p> <p>2. Name of applicant: Dan Umbach</p> <p>3. Address and phone number of applicant and Contact person: <div style="display: flex; justify-content: space-between;"> <div> Owner: TF 166th Ave Townhomes, LLC 2801 Alaskan Way Ste. 107 Seattle, WA 98121 </div> <div> Contact: Dan Umbach 7711 16th Ave NW Seattle, WA 98117 206-427-3871 </div> </div> </p> <p>4. Date checklist prepared: 03/04/15</p> <p>5. Agency requesting checklist: City of Redmond</p> <p>6. Give an accurate, brief description of the proposal's scope and nature:</p> <p>i. Acreage of the site: 0.6 _____</p> <p>ii. Number of dwelling units/ buildings to be constructed: 18 _____</p> <p>iii. Square footage of dwelling units/ buildings being added: 34,908 _____</p> <p>iv. Square footage of pavement being added: 8192 _____</p> <p>v. Use or Principal Activity: Residential _____</p> <p>vi. Other information: _____</p>	<p>BTS</p> <p>BTS</p> <p>BTS</p> <p>BTS</p> <p>BTS</p> <p>BTS</p>

To be completed by applicant	Evaluation for Agency Use only
<p>7. Proposed timing or schedule (including phasing, if applicable):</p> <p>Construction start - December 2015, completion - March 2017</p>	<p>BTS</p>
<p>8. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain</p>	<p>BTS</p>
<p>9. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.</p> <p>Critical Areas Recharge Report by Geo Group NW Dated 03/06/15.</p>	<p>BTS</p>
<p>10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain.</p>	<p>BTS</p>

To be completed by applicant	Evaluation for Agency Use only
<p>11. List any government approvals or permits that will be needed for your proposal, if known.</p> <p>Land use approval and normal building/mechanical/electrical permits.</p> <p>12. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)</p> <p>The project is 18 townhome units constructed in two 5-unit and two 4-unit buildings. Project site is .6 acres and the total new residential floor area is 34,908 s.f. The project includes 18 enclosed ground floor parking spaces and 4 surface parking spaces.</p> <p>13. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.</p> <p>Address: 8502 166th Ave NE & 16640 NE 85th St Redmond, WA 98052</p> <p>Parcel Numbers: 0125059168 & 0125059077</p>	<p>BTS</p> <p>BTS</p> <p>BTS</p>

To be completed by applicant	Evaluation for Agency Use only
<p>B. <u>ENVIRONMENTAL ELEMENTS</u></p> <p>1. Earth</p> <p>a. General description of the site (check one)</p> <p><input type="checkbox"/> Flat</p> <p><input type="checkbox"/> Rolling</p> <p><input type="checkbox"/> Hilly</p> <p><input type="checkbox"/> Steep slopes</p> <p><input type="checkbox"/> Mountainous</p> <p><input checked="" type="checkbox"/> Other</p> <p>The site slopes up from the southwest corner to the northeast a total of about 30' over a distance of about 220', about 13.5%.</p> <p>b. What is the steepest slope on the site (approximate percent slope)? Describe location and areas of different topography.</p> <p>There is a bank along the west property line that rises up from the street about 4~10 feet at about 100% slope for the steepest portion.</p> <p>c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, mulch)? If you know the classification of agricultural soils, specify them and note any prime farmland.</p> <p>Silty, gravelly sand. In some areas this material is several feet thick and interpreted as fill. Beneath the fill layer, and in other areas without fill, the silty, gravelly sand is medium to very dense glacial till.</p>	<p>BTS</p> <p>BTS</p> <p>BTS</p>

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<p>d. Are there surface indications or history of unstable soils in the immediate vicinity? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, describe.</p> <p>e. Describe the purpose, type, location and approximate quantities of any filling or grading proposed. Indicate source of fill.</p> <p>The drive aisle between the buildings will be several feet below existing grade and will slope in the direction of the existing topography. The building north of the drive aisle will require excavation for the lower level and foundations. The building south of the drive aisle will require backfilled retaining walls. Total cut for the project is expected to be ~3900 yards. Fill will be ~150 yards.</p> <p>f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.</p> <p>Normal construction related erosion is a possibility.</p> <p>g. About what percentage of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?</p> <p>80%</p> <p>h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.</p> <p>Typical erosion control measures will be employed. A temporary sedimentation and erosion control plan will be prepared by the civil engineer and will likely include such measures as stabilized construction entrance, silt fencing, covering of stockpiled materials, etc.</p>	<p>BTS</p> <p>BTS</p> <p>BTS</p> <p>BTS</p> <p>BTS</p>

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<p>i. Does the landfill or excavation involve over 100 cubic yards throughout the lifetime of the project?</p> <p>Yes</p>	<p>BTS</p>
<p>2. Air</p> <p>a. What types of emissions to the air would result from the proposal (i.e. dust, automobile, odors, industrial wood smoke, and greenhouse gases) during construction and when the project is completed: If any, generally describe and give approximate quantities if known.</p> <p>Normal emissions (exhaust) associated with residential construction. Refer to Greenhouse Gas Emissions Worksheet attached.</p> <p>b. Are there any off-site sources of emissions or odor that may affect your proposal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, generally describe.</p> <p>c. Proposed measures to reduce or control emissions or other impacts to air, if any:</p> <p>None</p>	<p>BTS</p> <p>BTS</p> <p>BTS</p>
<p>3. Water</p> <p>a. Surface</p> <p>1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe type, location and provide names. If appropriate, state what stream or river it flows into. Provide a sketch if not shown on site plans.</p>	<p>BTS</p>

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<p>2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please describe and attach available plans. Note approximate distance between surface waters and any construction, fill, etc..</p> <p>NA</p> <p>3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material, if from on site.</p> <p>NA</p> <p>4. Will the proposal require surface water withdrawals or diversions? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Give general description, purpose, and approximate quantities if known.</p> <p>5. Does the proposal lie within a 100-year floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, note location on the site plan.</p>	<p>BTS</p> <p>BTS</p> <p>BTS</p> <p>BTS</p> <p>BTS</p>

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<p>6. Does the proposal involve any discharge of waste materials to surface waters? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, describe the type of waste and anticipated volume of discharge.</p>	<p>BTS</p>
<p>7. Is your property located within the Bear/ Evans Creek Watershed (see attached map)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No. If yes, answer questions 8 & 9; if No, go to the next section.</p>	<p>BTS</p>
<p>8. Provide details on how your propose to maximize infiltration of runoff to recharge associated stream during the summer months.</p>	<p>BTS</p>
<p>NA</p>	
<p>9. Does your project propose an increase in fecal coliform levels In surface water? If so, describe impacts.</p>	<p>BTS</p>
<p>NA</p>	

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<p>b. Ground</p> <p>1. Will ground water be withdrawn, or will water be discharged to ground water? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Give general description, purpose, and approximate quantities if known.</p> <p>2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.</p> <p>NA</p> <p>c. Water Runoff (including storm water):</p> <p>1. Describe the source(s) of runoff (including storm water) and method of collection, transport/conveyance, and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.</p> <p>The existing runoff pattern would be locally modified by the proposed improvements. Runoff from the site would be generated by building roofs, driveways, sidewalks, roadways, and other impervious surfaces. This water would be collected by the storm drainage system and directed to the City of Redmond's regional stormwater conveyance, detention and water quality systems for ultimate discharge to the Sammamish River.</p> <p>2. Could waste materials enter ground or surface waters? If so, generally describe.</p> <p>No</p>	<p>BTS</p> <p>BTS</p> <p>BTS</p> <p>BTS</p>

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<p>d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:</p> <p>Temporary erosion control devices would be installed during construction. The project is located within the City Center area and will be required to pay a contribution in lieu of flow control and stormwater quality treatment. The payment is used to maintain the city's stormwater conveyance/treatment system</p>	<p>BTS</p>
<p>4. Plants</p> <p>a. Check and select types of vegetation found on the site:</p> <p><input checked="" type="checkbox"/> Deciduous Tree: <input checked="" type="checkbox"/> Alder <input checked="" type="checkbox"/> Maple <input type="checkbox"/> Aspen <input type="checkbox"/> Other</p> <p><input checked="" type="checkbox"/> Evergreen Tree: <input checked="" type="checkbox"/> Cedar <input checked="" type="checkbox"/> Fir <input type="checkbox"/> Pine <input checked="" type="checkbox"/> Other</p> <p><input checked="" type="checkbox"/> Shrubs</p> <p><input checked="" type="checkbox"/> Grass</p> <p><input type="checkbox"/> Pasture</p> <p><input type="checkbox"/> Crop or Grain</p> <p><input type="checkbox"/> Wet soil plants: <input type="checkbox"/> Cattail <input type="checkbox"/> Buttercup <input type="checkbox"/> Bullrush</p> <p style="padding-left: 100px;"><input type="checkbox"/> Skunk cabbage <input type="checkbox"/> Other</p> <p><input type="checkbox"/> Water plants: <input type="checkbox"/> Water lily <input type="checkbox"/> Eelgrass <input type="checkbox"/> Milfoil <input type="checkbox"/> Other</p> <p><input type="checkbox"/> Other types of vegetation (please list)</p> <p>b. What kind and amount of vegetation will be removed or altered?</p> <p>Essentially all of the landscape areas will be effected. Existing trees and vegetation will be removed and new landscaping provided.</p>	<p>BTS</p> <p>BTS</p>

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<p>c. Provide the number of significant and landmark trees located on the site and estimate the number proposed to be removed and saved in the table below:</p> <table border="1" data-bbox="391 506 1159 940"> <thead> <tr> <th>Tree Type</th> <th>Total (#)</th> <th>Removed (#)</th> <th>Saved (#)</th> <th>Percentage saved (%)</th> </tr> </thead> <tbody> <tr> <td>Landmark (>30" dbh*)</td> <td>2</td> <td>2</td> <td>0</td> <td>0</td> </tr> <tr> <td>Significant (6" – 30" dbh*)</td> <td>51</td> <td>51</td> <td>0</td> <td>0</td> </tr> <tr> <td>Percentage (%)</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p><i>Note: Since a SEPA Determination is issued early on in the project's review process; the information above is a preliminary estimate only and could change during the development review process.</i></p> <p>* DBH – Diameter at breast height</p> <p>d. List threatened or endangered species known to be on or near the site.</p> <p>None</p> <p>e. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:</p> <p>Landscaping will meet the following: 25% minimum adaptive 25% minimum native 10% minimum over the required replacement, street or parking lot trees 25% minimum landscaped areas will not require irrigation after 3-years 50% minimum planting area soils to be amended</p>	Tree Type	Total (#)	Removed (#)	Saved (#)	Percentage saved (%)	Landmark (>30" dbh*)	2	2	0	0	Significant (6" – 30" dbh*)	51	51	0	0	Percentage (%)					<p>BTS</p> <p>BTS</p> <p>BTS</p>
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<p>5. Animals</p> <p>a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site</p> <p><input type="checkbox"/> Birds: <input type="checkbox"/> Hawk <input type="checkbox"/> Heron <input type="checkbox"/> Eagle <input type="checkbox"/> Songbirds <input type="checkbox"/> Other</p> <p><input type="checkbox"/> Mammals: <input type="checkbox"/> Deer <input type="checkbox"/> Bear <input type="checkbox"/> Elk <input type="checkbox"/> Beaver <input type="checkbox"/> Other</p> <p><input type="checkbox"/> Fish: <input type="checkbox"/> Bass <input type="checkbox"/> Salmon <input type="checkbox"/> Trout <input type="checkbox"/> Herring</p> <p><input type="checkbox"/> Shellfish <input type="checkbox"/> Other</p> <p>b. List any threatened or endangered species known to be on or near the site</p> <p>None</p> <p>c. Is the site part of a migration route: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, explain?</p> <p>d. Proposed measures to preserve or enhance wildlife, if any:</p> <p>None</p> <p>6. Energy and Natural Resources</p> <p>a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs: Describe whether it will be used for heating, manufacturing, etc.</p> <p>Electricity and Natural Gas for normal heating and water heat.</p>	<p>BTS</p> <p>BTS</p> <p>BTS</p> <p>BTS</p> <p>BTS</p>

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<p>b. Would your project affect the potential use of solar energy by adjacent properties? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, generally describe.</p> <p>c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:</p> <p>The building will be designed to meet current 2012 energy codes. No other specific measures are proposed at this time, although Built-Green compliance is under consideration.</p>	<p>BTS</p> <p>BTS</p>
<p>7 Environmental Health</p> <p>a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No. If so, describe.</p> <p>1. Describe special emergency services that might be required.</p> <p>None</p> <p>2. Proposed measures to reduce or control environmental health hazards, if any:</p> <p>None</p>	<p>BTS</p> <p>BTS</p> <p>BTS</p>

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<p>b. Noise</p> <p>1. What types of noise exist in the area which may affect your project (for example: traffic equipment, operation, other)?</p> <p>Normal residential traffic noise.</p> <p>2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.</p> <p>Normal traffic and construction noise during regular working hours.</p> <p>3. Proposed measures to reduce or control noise impacts, if any:</p> <p>None</p>	<p>BTS</p> <p>BTS</p> <p>BTS</p>
<p>c. Describe the potential use of the following:</p> <p>1. <input type="checkbox"/> Flammable liquids</p> <p>2. <input type="checkbox"/> Combustible liquids</p> <p>3. <input type="checkbox"/> Flammable gases</p> <p>4. <input type="checkbox"/> Combustible or flammable fibers</p> <p>5. <input type="checkbox"/> Flammable solids</p> <p>6. <input type="checkbox"/> Unstable materials</p> <p>7. <input type="checkbox"/> Corrosives</p> <p>8. <input type="checkbox"/> Oxidizing materials</p> <p>9. <input type="checkbox"/> Organic peroxides</p> <p>10. <input type="checkbox"/> Nitromethane</p> <p>11. <input type="checkbox"/> Ammonium nitrate</p> <p>12. <input type="checkbox"/> Highly toxic material</p>	

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<div data-bbox="321 304 974 840"> <p>13. <input type="checkbox"/> Poisonous gas</p> <p>14. <input type="checkbox"/> Smokeless powder</p> <p>15. <input type="checkbox"/> Black sporting powder</p> <p>16. <input type="checkbox"/> Ammunition</p> <p>17. <input type="checkbox"/> Explosives</p> <p>18. <input type="checkbox"/> Cryogenics</p> <p>19. <input type="checkbox"/> Medical gas</p> <p>20. <input type="checkbox"/> Radioactive material</p> <p>21. <input type="checkbox"/> Biological material</p> <p>22. <input type="checkbox"/> High piled storage (over 12' in most cases)</p> </div> <div data-bbox="267 850 308 892"> <p>NA</p> </div> <div data-bbox="219 1029 641 1071"> <p>8. Land and Shoreline Use</p> </div> <div data-bbox="321 1081 1112 1123"> <p>a. What is the current use of the site and adjacent properties?</p> </div> <div data-bbox="267 1144 1128 1218"> <p>The site currently contains a small apartment building. Adjacent lots contain single family homes.</p> </div> <div data-bbox="321 1344 1185 1428"> <p>b. Has the site been used for agriculture? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, describe.</p> </div> <div data-bbox="321 1638 828 1680"> <p>c. Describe any structures on the site.</p> </div> <div data-bbox="267 1701 852 1753"> <p>2 story apartment building with daylight basement.</p> </div>	

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<p>d. Will any structures be demolished? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If so, what? Existing apartments.</p>	BTS
<p>e. What is the current zoning classification of the site? EH - East Hill zone (Downtown District) Other _____</p>	BTS
<p>f. What is the current comprehensive plan designation of the site? Downtown Mixed Use Other _____</p>	BTS
<p>g. If applicable, what is the current shoreline master program designation of the site? Not Applicable Other _____</p>	BTS
<p>h. Has any part of the site been classified as an "environmentally sensitive" area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If so, specify. (If unsure check with City) The site is located within the City of Redmond Wellhead Protection Zone 2.</p>	BTS
<p>i. Approximately how many people would reside or work in the completed project. There will be 18 residences. Depending on family size, the anticipated occupancy is ~36 persons.</p>	BTS
<p>j. Approximately how many people would the completed project displace?</p>	

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<p>10</p> <p>k. Proposed measures to avoid or reduce displacement impacts, if any:</p> <p>None</p> <p>l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:</p> <p>Review by City of Redmond</p> <p>m. What percentage of the building will be used for:</p> <p><input type="checkbox"/> Warehousing</p> <p><input type="checkbox"/> Manufacturing</p> <p><input type="checkbox"/> Office</p> <p><input type="checkbox"/> Retail</p> <p><input type="checkbox"/> Service (specify)</p> <p><input type="checkbox"/> Other (specify)</p> <p><input checked="" type="checkbox"/> Residential</p> <p>n. What is the proposed I.B.C. construction type?</p> <p>The buildings are all residential, unrated type VB construction.</p> <p>o. How many square feet are proposed (gross square footage including all floors, mezzanines, etc.)</p> <p>Gross interior floor area is 34,908 s.f.</p> <p>p. How many square feet are available for future expansion (gross square footage including floors, mezzanines and additions).</p>	<p>BTS</p> <p>BTS</p> <p>BTS</p> <p>BTS</p> <p>BTS</p> <p>BTS</p> <p>BTS</p>

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<p>As townhome units, expansion is unlikely.</p> <p>9. Housing</p> <p>a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. 18 units. Middle to upper middle income.</p> <p>b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. 6 units, middle income.</p> <p>c. Proposed measures to reduce or control housing impacts, if any: None</p> <p>10. Aesthetics</p> <p>a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? ~40'. Principal exterior material is painted cement board panel siding.</p> <p>b. What views in the immediate vicinity would be altered or obstructed? May have some effect on territorial views of nearest uphill neighbors.</p>	<p>BTS</p> <p>BTS</p> <p>BTS</p> <p>BTS</p> <p>BTS</p> <p>BTS</p> <p>BTS</p>

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<p>c. Proposed measures to reduce or control aesthetic impacts, if any:</p> <p>The project is being reviewed by the City of Redmond Design Review Board. Adjustments to the design will be made in response to DRB comments.</p> <p>11. Light and Glare</p> <p>a. What type of light or glare will the proposal produce: What time of day or night would it mainly occur:</p> <p>Light/glare will be minimal and limited to building entrance lighting and spill over from internal room lighting at night.</p> <p>b. Could light or glare from the finished project be a safety hazard or interfere with views:</p> <p>No</p> <p>c. What existing off-site sources of light or glare may affect your proposal?</p> <p>None</p> <p>d. Proposed measures to reduce or control light and glare impacts, if any:</p> <p>None</p> <p>12. Recreation</p> <p>a. What designated and informal recreational opportunities are in the immediate vicinity?</p>	<p>BTS</p> <p>BTS</p> <p>BTS</p> <p>BTS</p>

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<p>The site is located in the city of Redmond with nearby access to Anderson Park and the playfields at Redmond Elementary and Redmond Schoolhouse Community Center. The site is also near the Bear Creek Trail with access to Marymoor Park.</p> <p>b. Would the proposed project displace any existing recreational uses? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, describe.</p> <p>c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:</p> <p>None</p>	<p>BTS</p> <p>BTS</p> <p>BTS</p>
<p>13. Historic and Cultural Preservation</p> <p>a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.</p> <p>No</p> <p>b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.</p> <p>NA</p> <p>c. Proposed measures to reduce or control impacts, if any:</p> <p>NA</p>	<p>BTS</p> <p>BTS</p> <p>BTS</p>

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<p>14. Transportation</p> <p>a. Identify public streets and highways service the site, and describe proposed access to the existing street system. Show on site plans, if any.</p> <p>The site is in an urban area and very close to state route 520 with easy access to local and regional transit provided by King County Metro.</p> <p>b. Is site currently served by public transit? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If not, what is the approximate distance to the nearest transit stop.</p> <p>Nearest bus stops are located approximately 500 feet from the site on 166th Ave and 164th Ave.</p> <p>c. How many parking spaces would the completed project have? How many would the project eliminate?</p> <p>22 spaces provided, ~10 spaces eliminated.</p> <p>d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).</p> <p>Street improvements including new curb and sidewalk will be provided on adjacent portions of 166th Ave NE and NE 85th St.</p> <p>e. How many weekday vehicular trips (one way) per day would be generated by the completed project? <u>144</u></p> <p>If known, indicate when peak volumes would occur. _____ - _____ a.m. & - _____ p.m. How many of these trips occur in the a.m. peak hours? <u>13</u> How many of these trips occur in the p.m. peak hours? <u>15</u></p>	<p>BTS</p> <p>BTS</p> <p>BTS</p> <p>BTS</p> <p>BTS</p> <p>BTS</p>

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<p>f. Proposed measures to reduce or control transportation impacts, if any.</p> <p>None</p> <p>15. Public Services</p> <p>a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No. If so, generally describe.</p> <p>Normal demand for increased housing density.</p> <p>b. Proposed measures to reduce or control direct impacts on public services, if any.</p> <p>Substantial impact fees will be paid to the City of Redmond.</p> <p>16. Utilities</p> <p>a. Select utilities currently available at the site:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Electricity <input type="checkbox"/> Natural gas <input checked="" type="checkbox"/> Water <input type="checkbox"/> Refuse service <input checked="" type="checkbox"/> Telephone <input checked="" type="checkbox"/> Sanitary Sewer <input type="checkbox"/> Septic System 	<p>BTS</p> <p>BTS</p>

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<div data-bbox="391 363 513 394" data-label="Text"> <input type="checkbox"/> Other </div> <div data-bbox="321 535 1182 672" data-label="List-Group"> <p>b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.</p> </div> <div data-bbox="285 690 1131 781" data-label="Text"> <p>Water and sewer service is provided through the City of Redmond. System connections and meters will be provided based on city requirements. Electricity service will be provided through Puget Sound Energy.</p> </div>	<div data-bbox="1195 369 1256 394" data-label="Text">BTS</div> <div data-bbox="1209 693 1271 720" data-label="Text">BTS</div>

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:  Digitally signed by Daniel W Umbach
DN: cn=Daniel W Umbach, o=Daniel Umbach Architect
LLC, ou, email=umbachdw@hotmail.com, c=US
Date: 2015.03.16 08:19:32 -07'00'

Date Submitted: 09/17/15

Relationship of signer to project: Architect

Vicinity Map

LAND-2015-00489, Site Plan Entitlement

LAND-2015-00876, Preliminary Plat

166th Ave Townhomes

